



CITY PLAN COMMISSION HEARING A G E N D A

DATE: *December 1, 2005*

TIME: *1:00 p.m.*

PLACE: *City Council Chambers, 2nd Floor, City Hall Building,
2 Civic Center Plaza*

DISCUSSION AND ACTION:

PUBLIC HEARING

1. Annexation Items: Discussion and action on following annexation applications, service plan and development agreement for each area.
 1. **AN97002** - Albert Gamboa (GSA Limited Partnership) - 318.996 acres - A portion of Sections 45 and 46, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas (East Extraterritorial Jurisdiction).

Representative - ATCON Engineering
 2. **AN05001** - Ranchos Real IV, LTD - 16.402 acres - Tract 2, Section 34, Block 79, Township 2, Texas and Pacific Railway Company Surveys, El Paso County, Texas (East Extraterritorial Jurisdiction).

Representative - Conde, Inc.
 3. **AN05002** - Tropicana Homes, Carefree Homes, El Paso Electric Company, Socorro Independent School District, County of El Paso, Texas - 450.42 acres - Portion of Sections 16 and 17, Block 79, Township 3, Texas and Pacific Railway Company Surveys, El Paso County, Texas (East Extraterritorial Jurisdiction).

Representative - CEA Engineering
 4. **AN05003 - Chita, L.P.** - 6.4463 acres - Tracts 2B, 2B2, Section 46, Block 79, Township 2, Texas and Pacific Railway Surveys, El Paso County, Texas (East Extraterritorial Jurisdiction)

Representative - Etzold & Co. (David Etzold)

Special Contract Applications:

2. **ZON05-00112:** Tract 17-E-3, Section 38, Block 81, TSP1, Texas and Pacific RR Surveys
LOCATION: Corner of Will Ruth and McCombs
ZONING: C-1/sc (Commercial/special contract)
REQUEST: Release conditions imposed by special contract
PROPOSED USE: Multi-Family
OWNER/APPLICANT: Monterrey Properties Ltd. / Same
REPRESENTATIVE: Ray Baca
DISTRICT: # 4

Detailed Site Development Plan Review Applications:

3. **ZON05-00129:** A portion of Section 40, Block 79, Township 2, Texas and Pacific Railway
 Company Surveys
LOCATION: 3280 Joe Battle Boulevard
REQUEST: Detailed Site Development Plan
ZONE: C-1/c (Commercial/condition) / C-4/c (Commercial/condition)
PROPOSED USE: hospital with medical office buildings
 Parcel 2: ZON05-00129
OWNER/APPLICANT: Tenet Healthcare Corp. / Sterling Barnett Little, Architects
REPRESENTATIVE: Bob Weaver, SBL Architects
DISTRICT: # 5

Special Permit Applications:

4. **ZON05-00121:** Portion of E.R. Talley Survey No. 7
REQUEST: Governmental Use
LOCATION: 4100 Paisano Drive
ZONE: R-5 (Residential)
PROPOSED USE: Coliseum / Government
OWNER/APPLICANT: County of El Paso / County of El Paso
REPRESENTATIVE: Ernesto Carrizal III
DISTRICT: # 8
- 4A. **ZON05-00121:** Portion of E.R. Talley Survey No. 7
REQUEST: Governmental Use
LOCATION: 4100 Paisano Drive
ZONE: R-5 (Residential) / M-1 (Light Manufacturing)
PROPOSED USE: Coliseum / Government
OWNER/APPLICANT: County of El Paso / County of El Paso
REPRESENTATIVE: Ernesto Carrizal III
DISTRICT: # 8
5. **ZON05-00128:** Tracts 7A and a portion of Tract 8A, First Supplemental Map of Parkland Addition
REQUEST: Planned Residential Development: 20' rear yard setback, Lot width not less than
 42 feet, and Lot area not less than 4,200
LOCATION: Sun Valley
ZONE: C-4 (Commercial)
PROPOSED USE: Single-family residential
OWNER/APPLICANT: Faust Wardy Sr. and Faust Wardy Jr. / Faust Wardy Sr. and Faust Wardy Jr.
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 4

Rezoning Applications:

6. **ZON05-00109:** A portion of Lot 1, Block 2; a portion of Lots 3 and 4 and all of Lots 5 through 13, Block 3; a portion of Lots 1 and 2, Block 4; all of Lots 1 through 8, Block 5; all of Lots 1 through 8, Block 6; a portion of Lots 5 through 8, Block 7; a portion of Lot 10, Block 9; and all of Lots 1 through 6 and a portion of Lot 7, Block 10, Green Acres Subdivision
LOCATION: East of Rio Grande River and South of Artcraft Road
REQUEST: From: R-2 (Residential); To: R-3A (Residential)
PROPOSED USE: Single Family Residential
OWNER/APPLICANT: Two Star Joint Venture / Same
REPRESENTATIVE: CEA Engineering Group
DISTRICT: # 1
7. **ZON05-00097:** Lot 17, Block 4, Stiles Gardens
LOCATION: 7144 Dale Road
REQUEST: From: A-O (Apartment/Office); To: C-4 (Commercial)
PROPOSED USE: Plumbing Office / Shop
OWNER/APPLICANT: Albert and Laura Avila / Same
REPRESENTATIVE: Freddie Oliver
DISTRICT: # 3
8. **ZON05-00120** Portion of E.R. Talley Survey No. 7
LOCATION: 4100 Paisano Drive
REQUEST: From: R-5 (Residential); To: C-3 (Commercial)
PROPOSED USE: Coliseum/Government
OWNER/APPLICANT: County of El Paso / County of El Paso
REPRESENTATIVE: Ernesto Carrizal III
DISTRICT: # 8
- 8A. **ZON05-00120** Portion of E.R. Talley Survey No. 7
LOCATION: 4100 Paisano Drive
REQUEST: From: R-5 (Residential) / M-1 (Light Manufacturing); To: C-3 (Commercial)
PROPOSED USE: Coliseum/Government
OWNER/APPLICANT: County of El Paso / County of El Paso
REPRESENTATIVE: Ernesto Carrizal III
DISTRICT: # 8
9. **ZON05-00123:** Lots 9, 10 & 11, Block 58, East El Paso Addition
LOCATION: 3517 and 3519 Gateway West
REQUEST: R-5 (Residential) to A-O (Apartment-Office)
PROPOSED USE: Residential, Office
OWNER/APPLICANT: Tomas A. Telles / Thomas R. Telles
REPRESENTATIVE: Tom Telles Jr.
DISTRICT: # 8
10. **ZON05-00124:** A portion of Tracts 1B and 59A1, Nellie D. Mundy Survey No. 241
LOCATION: North of Artcraft Road and West of I-10
REQUEST: From: M-1 / sc (Light-Manufacturing / special contract) and C-4 / special contract (Commercial / special contract);
To: R-3A / special contract (Residential / special contract)
PROPOSED USE: Residential
OWNER/APPLICANT: Tropicana Homes, Inc. / Tropicana Homes, Inc.
REPRESENTATIVE: CEA Engineering Group
DISTRICT: # 1

11. **ZON05-00125:** The South 10 Feet of Lot 17, and all of Lots 18, 19, and 20, Block 59, Alexander Addition
LOCATION: 1600 Kansas Street
REQUEST: From: A-2 (Apartment); To: A-O (Apartment/Office)
PROPOSED USE: Office
OWNER/APPLICANT: Richard Marro / Richard Marro
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 8
12. **ZON05-00126:** Tracts 7A and a portion of Tract 8A, First Supplemental Map of Parkland Addition
LOCATION: Sun Valley
REQUEST: From: C-4 (Commercial); To: R-5 (Residential)
PROPOSED USE: Single-family residential development
OWNER/APPLICANT: Faust Wardy Sr. and Faust Wardy Jr. / Faust Wardy Sr. and Faust Wardy Jr.
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 4
13. **ZON05-00130:** A portion of Lots 4 and 5, Block 20, West Ysleta
LOCATION: 8565 Alameda
REQUEST: From: A-M (Apartment-Mobile Home Park); To: S-D (Special Development)
PROPOSED USE: Florist Shop
OWNER/APPLICANT: Peter A. Stoltz / Peter A. Stoltz
REPRESENTATIVE: Gil Stoltz
DISTRICT: # 7
14. **ZON05-00131:** A portion of Lots 6A and 7, Block 1, Farah Subdivision
LOCATION: 9100 Viscount
REQUEST: From: C-1/c (Commercial/condition), C-1/c/sp (Commercial/condition/special permit);
To: C-2/c (Commercial/condition), C-2/c/sp (Commercial/condition/special permit)
PROPOSED USE: Print and Copy Shop
OWNER/APPLICANT: Mark A. & Julie Tomlin / Mark A. & Julie Tomlin
REPRESENTATIVE: Conde, Inc.
DISTRICT: # 3

SUBDIVISION MAP APPROVAL

PUBLIC HEARING

Subdivision Applications:

15. **SUB05-00065:** Rose Estates – Resubdivision Preliminary; Being a replat of Tracts 7A and 8A, Parkland Addition, City of El Paso, El Paso County, Texas. (District 4)
16. **SUB05-00057:** San Mateo – Resubdivision Combination; Being a replat of Lot A, Block 9, Mission Hills Addition, City of El Paso, El Paso County, Texas. (District 1)
17. **SUB05-00080:** Emerald Valley Estates Replat “A” – Resubdivision Combination; Being a replat of Emerald Valley Estates, City of El Paso, El Paso County, Texas. (District 1)

Easement Vacations:

18. **EV05006:** Easement Vacation – A portion of Tract 1P1 and a Portion of Tract #7, H.G. Foster Surveys 256, City of El Paso, El Paso County, Texas. (District 1)
19. **EV05010:** Easement Vacation - A portion of the vacated alley in Block 161, Alexander Addition (District 1)

Subdivision Applications:

20. **SUB04-00016:** Lomas Del Sol Unit 3 – Revised Preliminary; Being a portion of Tract 1B2, Nellie D. Mundy Survey No. 242, El Paso, El Paso County, Texas. (District 1)
21. **SUB05-00028:** Americas Estates Unit One – Revised Combination; Tract 1, Block 3, A. G. Bell Survey No. 315 ½, City of El Paso, El Paso County, Texas. (East ETJ)
22. **SUB05-00048** Artcraft Estates – Major Preliminary; Being all of Tracts 1F, 3B, 3B1A, and 3C, and portions of Tract 1J, 1J1, and 1K, Block 10, Upper Valley Surveys, City of El Paso, El Paso County, Texas. (District 1)
23. **SUB05-00070:** Los Nogales Estates – Preliminary; Tract 10-A & Tract 10-B, Block 9, Upper Valley Surveys, City of El Paso, El Paso County, Texas. (District 1)
24. **SUB05-00078:** Sandstone Ranch Estates – Preliminary; Being a portion of Section 21, Block 81, Township 1, Texas and Pacific Railroad Company Surveys, City of El Paso, El Paso County, Texas. (District 4)
25. **SUB05-00079:** El Paseo Marketplace Addition – Combination; Tract 3, Section 4, Block 79, Township 3, T & P RR Company Surveys, City of El Paso, El Paso County, Texas. (District 6)
26. **SUB05-00083:** Resler Ridge – Being all the Tract 15P2 A.F. Miller Survey No. 213, City of El Paso, El Paso County, Texas. (District 8)

Other Business:

27. An Ordinance amending Title 20 (Zoning) of the El Paso Municipal Code, by amending Section 20.08.080g. (Adult Businesses) by deleting the prohibition of pictorial content on signage of adult businesses. The penalty is as provided in Chapter 20.68 of the City of El Paso Municipal Code.
28. An Ordinance amending Title 20 (Zoning) of the El Paso Municipal Code, by amending Section 20.08.080G. (Adult Businesses) in order to revise the regulation of signage for adult businesses. The penalty is as provided in Chapter 20.68 of the City of El Paso Municipal Code.
29. Approval of CPC Minutes: November 3, 2005
30. Planning Report.
31. Legal Report.

EXECUTIVE SESSION

SCHECTER, RICHARD VS. THE CITY OF EL PASO TEXAS
Cause No. 2005-7309, 327TH DISTRICT COURT

The City Plan Commission may retire into Executive Session pursuant to Section 3.5A of the El Paso City Charter and the Texas Government Code, Sections 551.071-551.076 to discuss any item on this agenda.

POSTED: November 23, 2005

James Fisk, Subdivision Coordinator

By: Development Services Department

PUBLIC NOTICE: Sign language interpreters will be provided for this hearing upon request. Requests must be made to the Development Services Department, Planning Division at a minimum of 24 hours prior to the date and time of this hearing. Copies of this agenda will be provided in Braille, large print or audio tape upon request. Requests must be made to the Development Services Department at a minimum of 48 hours prior to the date and time of this hearing at either of the following numbers: 541-4634, 541-4905, or 541-4745.



CITY PLAN COMMISSION HEARING ADDITION TO THE AGENDA

DATE: *December 1, 2005*

TIME: *1:00 p.m.*

PLACE: *2nd Floor City Council Chambers
2 Civic Center Plaza*

DISCUSSION AND ACTION

1. An Ordinance amending Title 20 (Zoning) of the El Paso Municipal Code, by amending Section 20.08.090.B (Sale of Alcoholic Beverages, Restrictions) in order to prohibit the sale of alcoholic beverages within three hundred feet of a public or private school, day-care center or child-care facility. The penalty is as provided in Chapter 20.68 of the City of El Paso Municipal Code.

POSTED: November 23, 2005

George Sarmiento, Deputy Director

By: Development Services Department, Planning Division

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